

United States Department of the Interior  
National Park Service

NATIONAL REGISTER  
LISTED

NOV 28 2007

National Register of Historic Places  
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A) Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-9000a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

Historic name Bond-Sullivan House

Other name/site number 173-5880-5246

2. Location

Street & number 936 Back Bay Boulevard ☐ not for publication

City or town Wichita ☐ vicinity

State Kansas Code        County Sedgwick Code 173 Zip code 67203

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this ☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☒ meets ☐ does not meet the National Register criteria. I recommend that this property be considered significant ☐ nationally ☐ statewide ☒ locally. (☐ See continuation sheet for additional comments.)

Danish Zolner DSHPO

10/10/07

Signature of certifying official/Title

Date

State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. (☐ See continuation sheet for additional Comments.)

Signature of commenting official /Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is

Signature of the Keeper

Date of Action

☐ entered in the National Register.

☐ See continuation sheet.

☐ determined eligible for the National Register

☐ See continuation sheet.

☐ determined not eligible for the National Register

☐ removed from the National Register

☐ other, (explain:)

Name of property: Bond -Sullivan House

County and State: Sedgwick County, Kansas

## 5. Classification

**Ownership of Property**  
(Check as many boxes as apply)  
count.)

- ☒ private  
☐ public-local  
☐ public-State  
☐ public-Federal

**Category of Property**  
(Check only one box)

- ☒ building(s)  
☐ district  
☐ site  
☐ structure  
☐ object

**Number of Resources within Property**

(Do not include previously listed resources in the

Contributing	Noncontributing	
1	1	buildings
		sites
		structures
		objects
1	1	total

(Enter "N/A" if property is not part of a multiple property listing.)

**Previously listed in the National Register**  
N/A

**Number of contributing resources previously listed  
in the National Register**  
N/A

## 6. Function or Use

**Historic Functions**  
(Enter Categories from instructions)

DOMESTIC: Single dwelling

**Current Functions**  
(Enter categories from instructions)

DOMESTIC: Single dwelling

## 7. Description

**Architectural Classification**  
(Enter categories from instructions)

LATE 19<sup>TH</sup> AND EARLY 20<sup>TH</sup> CENTURY AMERICAN  
L

MOVEMENT: Bungalow; LATE 19<sup>TH</sup> AND 20<sup>TH</sup>

CENTURY REVIVALS: Spanish Colonial Revival

**Materials**  
(Enter categories from instructions)

Roof: TERRA COTTA

Walls: STUCCO

Walls: Brick with limestone trim

Foundation: BRICK

Other:

## Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

Name of property: Bond -Sullivan House

County and State: Sedgwick County, Kansas

## 8. Statement of Significance

### Applicable National Register Criteria

(Mark "X" in one or more boxes for the criteria qualifying the property for National Register)

- ☐ A Property is associated with events that have made a significant contribution to the broad patterns of our history
- ☒ B Property is associated with the lives of persons significant in our past.
- ☒ C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D Property has yielded, or likely to yield, information important in prehistory or history.

### Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- ☐ A owned by a religious institution or used for religious purposes.
- ☐ B removed from its original location.
- ☐ C a birthplace or grave.
- ☐ D a cemetery.
- ☐ E a reconstructed building, object, or structure.
- ☐ F a commemorative property.
- ☐ G less than 50 years of age or achieved significance within the past 50 years

### Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

## 9. Major Bibliographical References

### Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

### Previous documentation on file (NPS): Primary location of additional data:

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
- ☐ Previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey # \_\_\_\_\_
- ☐ recorded by Historic American Engineering Record # \_\_\_\_\_

### Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

### Period of Significance

1929-1956

### Significant Dates

1929, 1942-43

### Significant Person

(Complete if Criterion B is marked above)

SULLIVAN, ODOM FARRELL

### Cultural Affiliation

N/A

### Architect/Builder

BOND, SHERMAN G.

- ☒ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☒ Local government
- ☐ University
- ☐ Other

Name of repository:

Name of property: Bond -Sullivan House

County and State: Sedgwick County, Kansas

## 10. Geographical Data

Acreage of Property Less than 1

### UTM References

(Place additional UTM references on a continuation sheet.)

Zone Easting Northing  
14S 646025 4173615

☐ See continuation sheet

### Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

### Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

## 11. Form Prepared By

Name/title Kathy L. Morgan, Senior Planner and Barbara Hammond  
Organization Cit of Wichita Historic Preservation Office Date August 8, 2005  
Street & number 455 N. Main, 10<sup>th</sup> Floor Telephone 316-268-4421  
City or town Wichita State Kansas Zip code 67202-1688

## Additional Documentation

Submit the following items with the completed form:

### Continuation Sheets

### Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

### Photographs

Representative **black and white photographs** of the property.

### Additional items

(Check with SHPO or FPO for any additional items)

## Property Owner

name John & Martha Tausche  
street & number 936 Back Bay Blvd telephone 316-267-5835  
city or town Wichita state Kansas zip code 67203

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reduction Projects (1024-0018), Washington, DC 20503

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NATIONAL REGISTER OF HISTORIC PLACES  
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Bond-Sullivan Residence  
Name of property

Sedgwick County, Kansas  
County and State

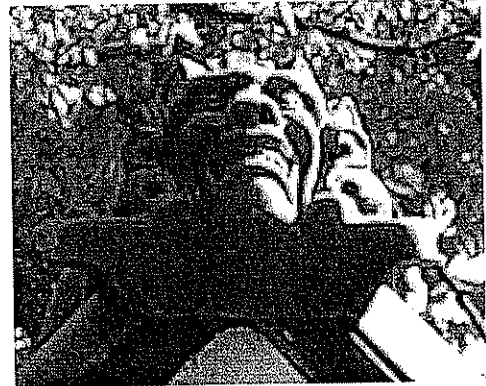
**LATE 19<sup>TH</sup> AND EARLY 20<sup>TH</sup> CENTURY AMERICAN MOVEMENTS: Bungalow with Spanish Revival and Prairie influences**

**Architectural Description Overview**

The Bond-Sullivan House is located on Back Bay Boulevard and looks west across the Little Arkansas River to Central Riverside Park, an expansive view that includes the Murdock Street and the Bitting Street bridges. The house is a Spanish Colonial Revival bungalow with Craftsman elements. The single-story house is clad in white stucco and has a red Spanish tile roof. Forming the eave all around the house is a projecting cornice trim. The roof is cross-hipped intersecting gables, with the exceptions of a shallow conical section over the rounded dining room, a flat roof on the room over the porte-cochère, and a front gable over the entryway. The house sits on a red brick-faced foundation. In addition to the main house, there is a matching two-car garage with attached studio at the rear of the lot and placed in a north-south orientation. The windows are wood sash and have the same Prairie influence although they differ in sizes.

**West Façade**

The large front gable dominates the west elevation over the entryway porch centered on the façade. The porch has two stucco-clad, square, battered piers on a low solid wall around the red brick landing. The eaves of the porch roof flare in an Oriental-influenced manner and the tall, sharp peak is capped with a face molded in red clay tile. The front door, which has an arched window with muntins dividing the glass into large and small rectangles, is centered under the porch. To the south of the entry is the rounded front wall of the dining room with two, wood sash windows with an prairie influenced upper sash and an single light lower sash. This window pattern is repeated on each elevation. Immediately north of the entry is a large single light picture window.



**North Façade**

The projecting hipped gable of the master bedroom wall breaks the north elevation wall. The Prairie style window fenestration is repeated in this elevation with a smaller window of the same design located in the master bathroom located in the leftmost setback part of the elevation.

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**East Façade**

The run of the east elevation is broken by a projecting gable forming the bedroom and the projecting south east corner of the house where the interior staircase is located.

**South Façade**

The main feature of the south elevation is the porte-cochère, with a room above, on a projecting portion of the façade located to the right of center. Looking at the south façade, from right to left, there is a side entry door surrounded by a recessed entryway and centered under the porte-cochère.

To the left of where the west wall and support arch of the porte-cochère attaches to the house is a Prairie style window. Two stucco-clad piers support the porte-cochère at the southwest and southeast corners. The piers are connected by over sized brackets that form an arch. Similar brackets also form arches between the piers and the south wall of the house. The room above has window walls on the west, south, and east sides. Above the windows on the west, south, and east are shaped parapet walls concealing a flatter roof. On all four corners, framing the parapets, are short square uprights with coping-like caps.

Located along the north-south property line is the two-car garage with attached studio. The large two-car garage door comprises most of the west elevation of the garage. The west façade is flat, with a shaped parapet wall with curves and square corner uprights to match the porte-cochère. Around the northwest corner, on the short run of north wall, is a door with a 12-light window in the upper half. The footprint of this structure is vastly different than the footprint of the building shown on Vol. 1, sheet 73 of the 1958 Sanborn Fire Insurance Maps and has been determined to be non-contributing.

Connected to the garage on the north elevation is the studio, which also has flat walls with shaped parapet walls with curves and square corner uprights to match the porte-cochère. On the west elevation is the entry door with a 12-light window in the upper half and a bay of four large windows. On the north elevation, there is a single window.

**Interior**

The house is divided by a long inner wall running north-south with end rooms; forming an "I" configuration. On the west side are the living and dining rooms. On the east side is the back hall, back stair, a bedroom, and a bath. The north end of the "I" is the master bedroom and the south end is the kitchen and breakfast nook. All of the doors and doorways, arched or rectangular, are wood-trimmed. There are narrow-board hard wood floors throughout the house and many are contiguous from area to area.

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The front door opens directly into the north-south rectangular living room, which has a flattened barrel vault ceiling and original hardwood floors. Proceeding clockwise, on the west wall is a large single-pane picture window. On the north wall is a smaller window and a door that leads into the master bedroom. On the east wall are two closet doors. On the south wall there is a closet door and the large square entryway into the dining room. Immediately to the east off the dining room is the rectangular doorway into the kitchen hall. On the east wall just past the doorway, the wall projects slightly and has a rounded corner from ceiling to floor. The wood baseboard follows this curve. The projected wall proceeds to the southeast corner of the room without recessing. On the south wall, there are two windows with a space greater than one window in size between them. The west wall of the dining room is one unbroken outward curve with two narrowly spaced windows.

The doorway from the dining room to the kitchen enters onto a short hall running east-west. To the south of the kitchen is a breakfast nook with an arched doorway and two windows. The kitchen is entered by another arched doorway, located in the northwest corner of the room. There are two windows in the kitchen, one on the south wall and one on the west. Through yet another arched doorway is the back hall.

On the south end of the back hall is the stairway that goes up to the room over the porte-cochère and down to the basement. There is a mural on a convex curve wall that was hand-painted by Rena Bond, one of the original owners. It is a view from the front of the house that looks west across the Little Arkansas River to Central Riverside Park and includes the Murdock Street and the Bitting Street bridges as it all appeared in 1929. Turning clockwise to the left, there is an arched doorway that opens to a short hallway containing a bedroom and the master bedroom and bath.

Proceeding down the short hall, there is unbroken wall on the west and the doorway to a bedroom on the east. Straight ahead down the hall at the north end is the arched doorway to the master bedroom and bath. The doorway has a pair of arched French doors with muntins that divide the glass into long rectangles and smaller squares. Immediately inside the arched doorway to the east is the master bath with two windows. The master bedroom has two windows, one north and one west, and a door that enters into the living room.

Back down the hall at the south end, the stairway goes up over the porte-cochère to a room that occupies the entire space. Down the stairs is a landing that has a door to the outside on the south and a small bathroom on the east. The last run of stairs goes down into the basement, which has a large finished room, several small unfinished rooms, and a walk in room that was the "pickling room" with shelving for storage.

With the exception of some updating in the kitchen and finished basement, the house has remained in original condition. The original Ludowici tile roof has been repaired using new Ludowici tile.

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**Statement of Significance Overview**

The Bond-Sullivan House is being nominated to the National Register of Historic Places under **Criterion B** due to its association with prominent local businessman, Odom F. Sullivan (1897-1981). Sullivan established and operated a large chain of movie theaters in Wichita prior to and after World War II. Sullivan's political career is also significant as he served on the City Commission and was subsequently elected Mayor (1942-1943).

The Bond-Sullivan House is also being nominated under **Criterion C** because it is an excellent example of the Spanish Colonial Revival bungalow, which was prevalent from 1915 to 1930. It is associated with Sherman G. Bond (1867-1958), the architect and original owner. Bond's career centered on multi-storied commercial blocks, but three residences attributed to him have been identified to date. The outstanding home that he built for his bride on Back Bay Boulevard was a significant contribution to the Riverside neighborhood during the 1920s boom of residential development in that section of Wichita.

**Historic Context**

As national prosperity increased in the early 1920s, so too, it grew in Wichita. Speculators began to develop a scenic residential neighborhood surrounding Riverside Park on the west side the Arkansas River. The lots were marketed to a newly prosperous public with middle management occupations or vested interests in the fledgling aviation industry, oil production, and the commercial services related to a growing city. One small, scenic site on the east side of the river was also desirable and the city created a riverbank road that was named Back Bay Boulevard in 1923.

The site was in the Munger Plat and Wichita's first permanent house (Munger House, NRHP) built by early settler, Darius Munger, was located at the south end of the little street. The log house had been moved a short distance west of its original location on Waco Avenue in 1912. It was incorporated within a larger home owned by Dr. J.H. Fuller and the address was designated as 920 Back Bay Boulevard. In 1924 H.F. Hudson built the first new house on the street at 970 Back Bay. In 1928, a September permit established the Bond house at 936 Back Bay as the third residence on the street. The 936 lot was bounded on the south by the Hoffman (Munger House) lot. The street developed as a prestigious location with expansive views of the Little Arkansas River and the scenic parklands across the water. More homes followed, coming to a total of eight by 1939. In 1954 the city incorporated the street into the city's system of park boulevards, ensuring that the scenic riverbank would be maintained by the Wichita Parks Department.

The Bond-Sullivan House is a premier example of a Spanish Colonial Revival bungalow due to its design and its well-preserved condition. Traditionally a bungalow is defined as a one or one-and-one-half story single-family dwelling and its chief distinction is a low profile. Most bungalows were built in the United



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States roughly between 1880 and 1930.<sup>1</sup> The main rationale of the bungalow was to provide the majority of living spaces on one floor. Under the supervision of renowned architect Bertram Grosvenor Goodhue (1869-1924), the Panama-California Exposition held in San Diego in 1915 inspired renewed interest in America's Spanish heritage. Plan book catalogs such as "New Spanish Bungalows" published by The Bungalow Craft Company, Los Angeles, California provided inspiration for architects and builders throughout the United States.

A popular concept regarding bungalows is that they were small – 900 square feet or less. However, many bungalows were large, but maintained the horizontality of the bungalow house type. Bungalows reflected the architectural revival styles popular at the time. According to Robert Winter, the Queen Anne cottage or bungalow was prevalent from 1885-1905. Other styles include California Style (1900-1930), Mission Style (1890-1915), Tudor Style (1890-1915), Prairie Style (1900-1920), and Period Revivals (195-1930) including Spanish Colonial, Pueblo Revival, Colonial Revival, and Log Cabin Revival.<sup>2</sup> The Art Moderne bungalow (1930-1940) was inspired by the streamline designs of locomotives and other modes of transportation.

### **Sherman G. Bond**

S.G. Bond (1867-1958) moved to Wichita in 1903; he was 34 years old. His occupation in the 1904 *Wichita City Directory* is designated as Contractor. In 1906 and subsequent years he identified himself as "Architect, Contractor, and Builder" with offices at 219 E. Waterman. Beginning in those early years, he purchased ads for his services in the directories, placing himself with ambition among the advertisements of many prominent businesses.

Bond successfully established himself in Wichita as indicated in a building permit that was issued jointly to him and Herman C. Wey in April 1908. Bond is identified in a corresponding article in the *Wichita Eagle* as the contractor for Wey's prestigious residence to be built at 1751 Park Place. The Wey Mansion, as it is now named, is listed on the National Register of Historic Places and represents a magnificent home of the early 20<sup>th</sup> century that was as impressive then as it is now. The *Eagle* describes it as, "one of the handsomest residences that has been erected in Wichita for some months... a two-story and attic building of 12 rooms, constructed of Carthage stone...." This is the only residential job by Bond that is documented. He is, however, represented by a larger body of work in commercial structures.

In the late 19<sup>th</sup> and early 20<sup>th</sup> centuries, architectural trends in the development of a central business district in Wichita followed the national trend toward multi-story office and mercantile buildings after the style of Louis H. Sullivan. General architectural characteristics of buildings in this Chicago Commercial

<sup>1</sup> Robert Winter. *American Bungalow Style*. pg 10.

<sup>2</sup> Robert Winter. *American Bungalow Style*. pg 36.

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style include a base, a shaft, and a cap. They have a flat roof, an overhanging cornice, and unadorned fenestration with large rectangular windows. This design was facilitated by mass-produced building materials and ornaments that allowed individuality among the competing retail stores, banks, hotels, and theaters while creating a collective image of functional commercial structures.

To this end, Bond contributed to the growth of business in Wichita by designing just such commercial buildings in downtown Wichita. Three known examples of his designs are documented in the *Wichita Eagle* newspaper, the *Wichita City Directories*, and in historical photographs.

In 1911, local businessman W.H. Bretch obtained a permit and construction began on a new building at the northeast corner of William and Main Streets. Bond is credited as the architect. The structure was developed as the Coronado Hotel with the entrance on East William. The hotel opened for business in 1911. The Coronado Café (later Hollabaugh's Drug Store), a storefront business facing South Main Street, was incorporated into the structure and completed in 1916. During that time period Bond moved his office to a more visible address at 227 E. Douglas. Bond evidently maintained a good working relationship with Bretch; in 1921 he obtained permit # 6546 to remodel the Coronado Pharmacy, which had replaced the Coronado Café in 1919.

The *Wichita Beacon* reported in 1917 that a contract was let to Bond as architect and contractor for a building at 214 North Lawrence Avenue. The garage and apartment house structure would have three stories with an "enamel" brick front, which appears as white in a photograph. This use of new material digresses from the traditional red brick and stone combinations of earlier buildings. It shows Bond taking advantage of up-to-date materials such as brick in various colors and textures, thin stone facing, art stone, and concrete block. The structure was to be occupied by Mosbacher Motor Company, distributors of Hudson Super Six and Essex Motor Cars.

In 1920 Bond increased his professional visibility in the *City Directories* with a half page ad that included a photograph of an unidentified commercial building. It is similar to the Mosbacher building. It too, appears to be constructed of a light-colored, glazed brick. Because there is no signage on the structure, presumably it was newly built and of Bond's own design. He continued to use this image in advertisements during the 1920s. Bond's career apparently advanced during that decade; in 1925 he moved his office again, this time to the Kaufman Block, a new office building at 212 S. Market.

The last of the known Bond Commercial buildings is extant, located at 206 S. Emporia Avenue. It is a two-part block with light brown brick veneer and red brick highlights. A shaped parapet tops the structure and a multicolored transom spans the width of the building above the storefront on the ground floor. Bond purchased the property in 1926 and erected the building in 1930. He designed the ground floor for an auto service function that included an entry that allowed vehicular access on the main façade, and a steel-framed, barrel truss roof system to minimize the number of structural columns within the service

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area on the east side of the building. Beginning in 1931 a series of auto service businesses occupied the first floor and the second floor contained a rental apartment.

Bond's designs, like those of other Wichita architects, were modest versions of the high Chicago Commercial style. They reflected the shift away from the Victorian exuberance toward the academic influence of the Ecole des Beaux Arts and the new American architecture schools in which order and unity of composition are emphasized. Thus, in Bond's designs we see the typical division between lower and upper zones. At the street level, walls of plate glass store windows formed the bases; the shaft segments above consisted of two to four stories having clusters of narrow windows separated by plain surfaced piers. The cornices varied from wide-with-block-modillions in the Bretch building, to wide-and-plain in the unidentified building, to minimal in the Mosbacher showroom building.

In the early 1920s Bond expanded his professional activities to include real estate development when he bought a church building and site at 258 S. Lawrence. The United Congregational Church made plans to demolish and build on a new site in 1921. A building permit was issued to contractor John M. Denny, establishing that Bond was probably not connected with the new church. The newspaper states that Bond salvaged some brick from the old church to build a temporary stucco structure at the end of the North Lawrence lot. He obtained a building permit in 1921 that is probably for that structure. This information leads one to conclude that Bond saw an opportunity to purchase a piece of prime real estate. Apparently Bond invested in the property in order to take profitable advantage of the commercial development on Broadway during the aviation/auto/oil boom of the 1920s. A building permit was issued to him in 1927 to "Build a Filling & Tire Station" at 254-258 N. Lawrence. In 1931 Bond also obtained a building permit for "Addition to Store Bldg." at 252 N. Lawrence. The 1935 Sanborn Map shows a filling station/auto service station at 254 and a store building at 252. His timing was right; in the early 1930s U.S. Highway 81 overlaid the north/south Meridian Highway and funneled travelers through downtown Wichita on Lawrence Avenue. This brought about a change of emphasis in the core business district. The intersection at Lawrence and Douglas became the central focus, stealing the popularity of location previously enjoyed at Main and Douglas. The street name was changed to Broadway in 1933 to reflect the prominence of the avenue. Bond's property sat directly on the highway as it entered the center of Wichita.

At the height of the prosperous 1920s, S.G. and Rena Bond built an elegant new home in 1929 at 936 Back Bay Boulevard. Although at the time they were establishing their new residence coincided with subsequent depressed economics of the 1930s, Bond attempted to maintain his livelihood by again branching out in a related direction. In his typical fashion, he placed a large advertisement in the 1931 City Directory for Bond All Metal Awning Company. There is no mention of the awning company after 1935. It is not known if the new business enterprise helped to sustain the couple or hindered them in the Great Depression years.

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The Bonds lived on Back Bay Boulevard for twelve years and sold the house to City Commissioner Odom F. Sullivan in 1942. Bond was 76 years old at the time. They lived for one year at 811 Franklin, and then moved to a house at 606 W. Third Street. The City Directory for 1943 indicates that Bond was employed at Boeing Aircraft Company in that year. Presumably he came out of retirement to work briefly for the "war effort" at age 77.

Bond was born in 1867 in Illinois. He died in 1958 at age 92, survived by his wife. He was a member of Albert Pike Lodge/Wichita Consistory, and IOOF. Rena DuBois Bond was born in New York in 1865. She was a member of the Rebekah Lodge. The date of her death is unknown. The Bonds were residents of Wichita for 55 years.

**Odom Farrell Sullivan**

O. F. Sullivan moved to Wichita in 1925 from Perry, Oklahoma, and rose to prominence as a Wichita businessman by establishing a chain of movie theaters throughout the city.

His first project was to open the West Theater at 901 W. Douglas. For the first few years he operated it with the help of his wife Mary Jean Sullivan as the cashier.

Sullivan's career choice was opportunistic and in tune with the times. In the mid-1920s movies were big business in the United States and by the end of the decade demand was greater than ever as crowds flocked to watch swashbucklers, historical extravaganzas and melodramas on the silent screen. The 1930s decade – and well into the 1940s – has been labeled "The Golden Age of Hollywood". Sound and color were introduced and five major corporate film studios dominated the industry. The economic effects of the Great Depression hit the Hollywood studios hard and attendance at theaters was drastically affected. However, the public sought diversion in the escapist entertainment of films. Special incentives such as giveaways and contests helped maintain the box office receipts.

As the city began to recuperate from the Depression, Sullivan acted on his entrepreneurial spirit and built the Civic Theater in 1936. The Civic was located near the Palace on the west side of Wichita at 735 W. Douglas. Admission at the time was 15 cents. Sullivan continued to expand his operations and in 1941 he acquired the Crawford Theater. He renovated it with new décor, new equipment, and "comfortable modern seats" according to an announcement in the *Wichita Eagle*.

The American film industry was powerful and productive during the 1940s and rose to the occasion as the country weathered the war years. Like every other aspect of life, Hollywood worked for the war effort with documentaries, newsreels, fund-raising for relief projects, and morale-boosting entertainment. As in other cities, Sullivan's movie houses carried Wichitans through the difficult times.

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The next phase in American movie going was the drive-in theater, which rose in popularity in the post-war era of the 1940s as Baby Boom families with expendable income sought suitable entertainment. Again, Sullivan positioned himself on the leading edge of his industry in 1946 by acquiring farmland just north of Wichita's city limits on Broadway and building the first drive-in theater in Kansas. He quickly followed the construction of the 81 Drive-In with construction of the 54 Drive-In in 1947. Both facilities were named for the highways on which they were located. The "54" was located one-and-one-half miles east of the city limits on Kellogg at what is now Rock Road. Sullivan was quoted in the *Wichita Eagle* as saying, "The new theater will be far advanced in design and features." The 60-foot screen was wider than that of the "81" and the lot could accommodate 1000 automobiles. Sullivan followed the trend of the times by installing playground equipment for children in the area between the cars and the screen. In the same month that the 54 Drive-In was completed, he began construction on the Airport Drive-In south of town near the Municipal Airport.

By 1949 Sullivan recognized the need for indoor theaters on the east side of Wichita. He contracted with Clarence E. Vollmer Construction Company to build the Crest Theater on East Douglas between the prosperous College Hill neighborhood and the family-oriented Crown Heights neighborhood. The Crest opened in 1950 with the fanfare of a full-page advertisement and photos in the *Wichita Eagle*. At about the same time he expanded to the neighborhoods to the north by leasing the Tower Theater on East Central. Another ad with photographs promoted all the Sullivan theaters a few months later. In 1953 he completed his empire by acquiring the Palace Theater in downtown Wichita.

Sullivan was not only business-minded; he also was interested in civic affairs. He made an unsuccessful bid for a seat on the Wichita City Commission in 1937, losing by a narrow margin. Four years later, as the U.S. entered World War II, Wichitans acknowledged his popularity and welcomed him to city government. He was elected to the Commission in an overwhelming victory in April 1941. He served a one-year term as President of the Commission and was also Acting Mayor when Mayor Dotson became ill and stepped down. Sullivan was elected Mayor in his own right in April 1942. When sworn in, Mayor Sullivan said in his acceptance speech, "Cooperation with the city government and with the federal government is our common task for winning the war for freedom; secondly, comes the preservation of a city that is altogether suitable and desirable for the maintenance of family life."

1941 and 1942 were exciting years for the Sullivan family as they purchased the Bond's exceptional home at 936 Back Bay Boulevard while enjoying the celebrity of Sullivan's business and political successes. The *Wichita Beacon* featured them in election photographs and noted that they had moved into their new home. By 1953 his corporation operated seven movie houses in Muskogee and Oklahoma City, Oklahoma, and Wichita.

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Odom Farrell Sullivan lived on Back Bay Boulevard until his death in 1981. He was a resident of Wichita for 56 years. He was survived by his second wife, Agnes Kemnitz Sullivan, a son, William F. Sullivan, and a daughter, Marjean Sullivan Fooshee. Mary Jean Sullivan preceded him in death in 1970.

**Summary**

The Bond-Sullivan House qualifies for listing in the National Register of Historic Places under **Criterion B** due to its association with Odom F. Sullivan (1897-1981), a business owner who established a large chain of movie theaters in Wichita. Sullivan also served the city as Mayor (1942-1943).

The Bond-Sullivan House also qualifies for listing in the National Register under **Criterion C** because it is an excellent example of the Spanish Colonial Revival bungalow and represents the work of architect Sherman G. Bond (1867-1958). It is one of a very few Spanish Colonial Revival bungalows in Wichita, Kansas, and is in excellent condition.

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Name of property

Sedgwick County, Kansas  
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**VERBAL BOUNDARY DESCRIPTION**

The nominated property is located on Back Bay Boulevard and is within 500 of the National Register listed Riverside Apartment. The legal description of the property is BEG 199.5 FT N & 200 FT W NE COR Lot 111 Waco Ave Munger's Original Town N 70FT W 277FT back to E LI Back Bay Blvd SE along E LI Back Bay Blvd to PT S of a PT 132 FT W of BEG NELY to PT 80 FT W of BEG E 80 FT to BEG EXC BEG NW COR thereof SWLY ALG BLVD . 11.08 FT ELY 91.8 FT NELY 5.32 FT W 95.12 FT to BEG (Woodman's Reserve)

**BOUNDARY JUSTIFICATION**

This nomination includes the parcel of land historically associated with the resource.

**PHOTOGRAPHS**

The following information applies to the photographs listed below:

Bond-Sullivan House

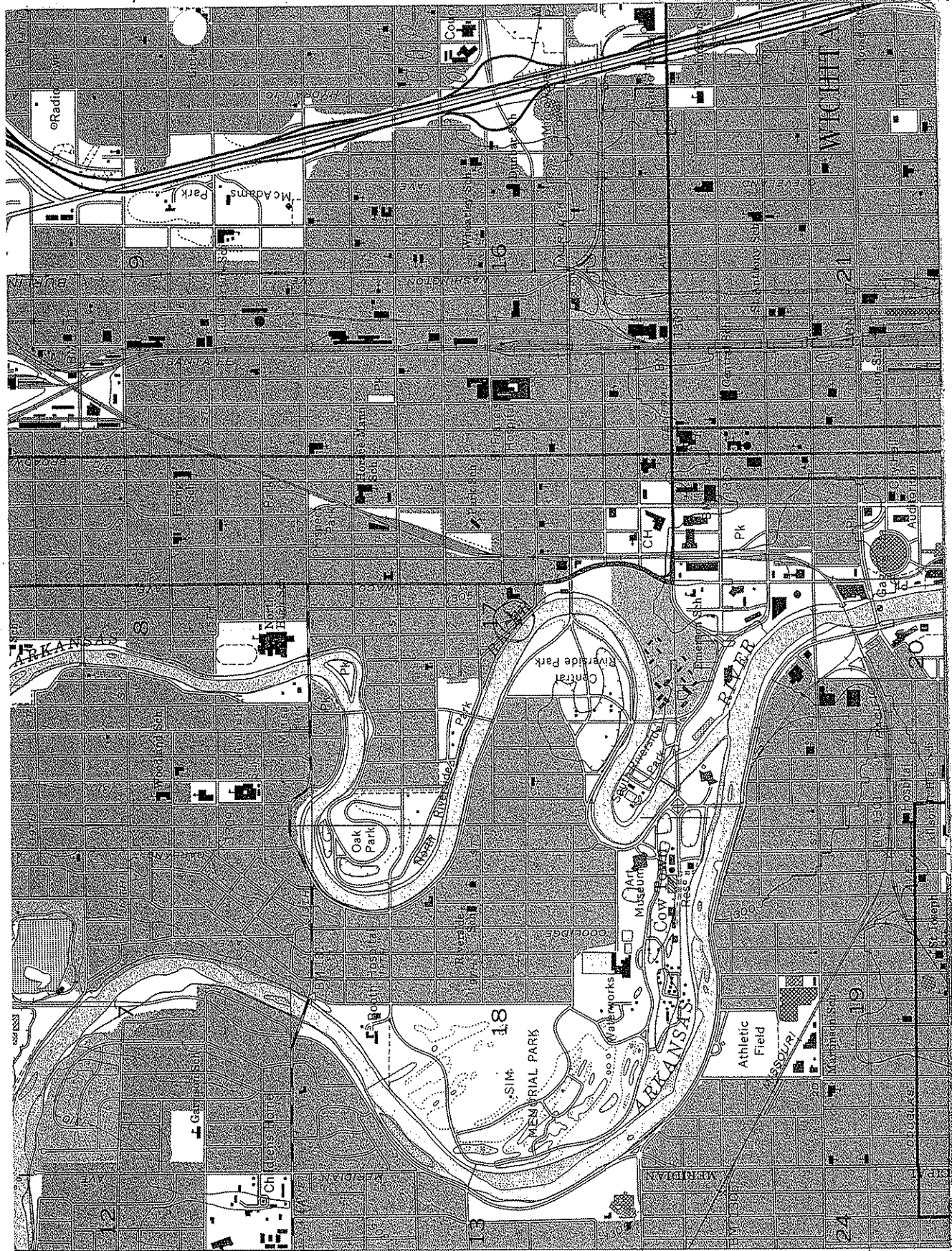
Wichita, Sedgwick County, Kansas

Kathy L. Morgan, Photographer

Date of Photographs: August 2004

Location of digital images: Kansas State Historical Society & City of Wichita Historic Preservation Office

1. West (front) elevation, looking NE
2. Northwest corner, looking SE
3. Southwest corner, looking N
4. Southeast corner, looking NW
5. Northeast corner, showing gate, looking NW
6. Garage and studio, looking east
7. Living room looking south into dining room
8. Living room looking NW
9. Back hall wall mural, looking SE
10. Back hall, looking N
11. Breakfast nook, looking E
12. Dining room, looking SE



Bend Sullivan House  
 Wichita, Sedgewick  
 County, KS  
 14-646025 E  
 N4173615

6559 III NW  
 (WICHITA WEST)